



917  
FRANKLIN STREET

SHOP CO.



# ABOUT

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## PROJECT SCOPE

917 Franklin, at the corner of Franklin & Main is the heart of Historic Downtown and the future of what Downtown Houston is to become. The project is enveloped by a dynamic art scene and lively nightlife. The building is an expansion of Main & Co., a collection of buildings that seamlessly blend the area's historic charm with modern amenities.

## DETAILS

- 3,361 SF Ground Level with Patio Opportunity
- 975 SF Speakeasy Opportunity | Alley Patio
- 4,336 SF Total Available
- Private Parking Garage

## TRAFFIC COUNTS

- Franklin St: 9,871 VPD
- Commerce St: 5,183 VPD
- Travis St: 10,691 VPD
- Main St: 26,616 VPD

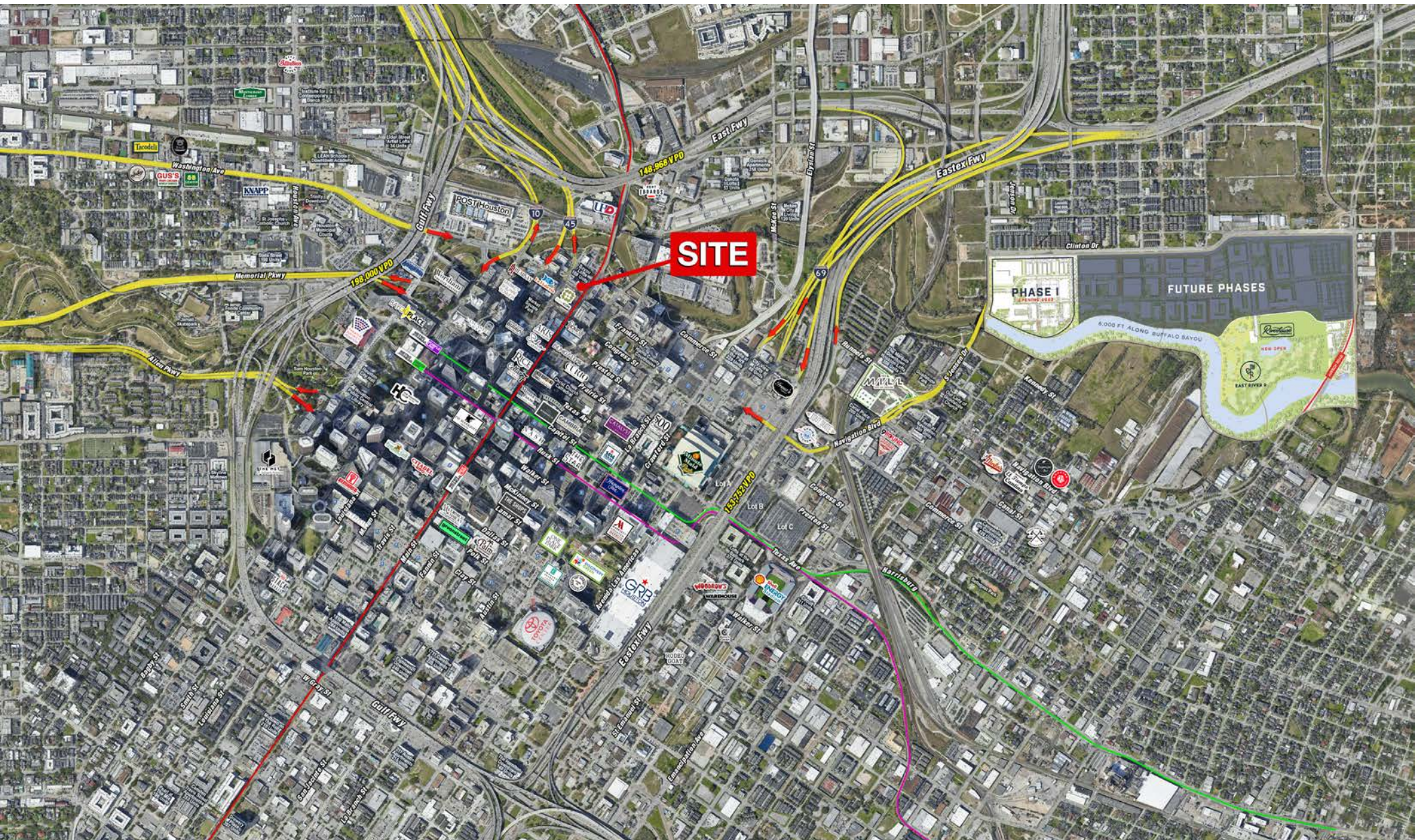
\*VPD 2023

## JOIN AREA RETAILERS





TRADE AERIAL





# SITE AERIAL

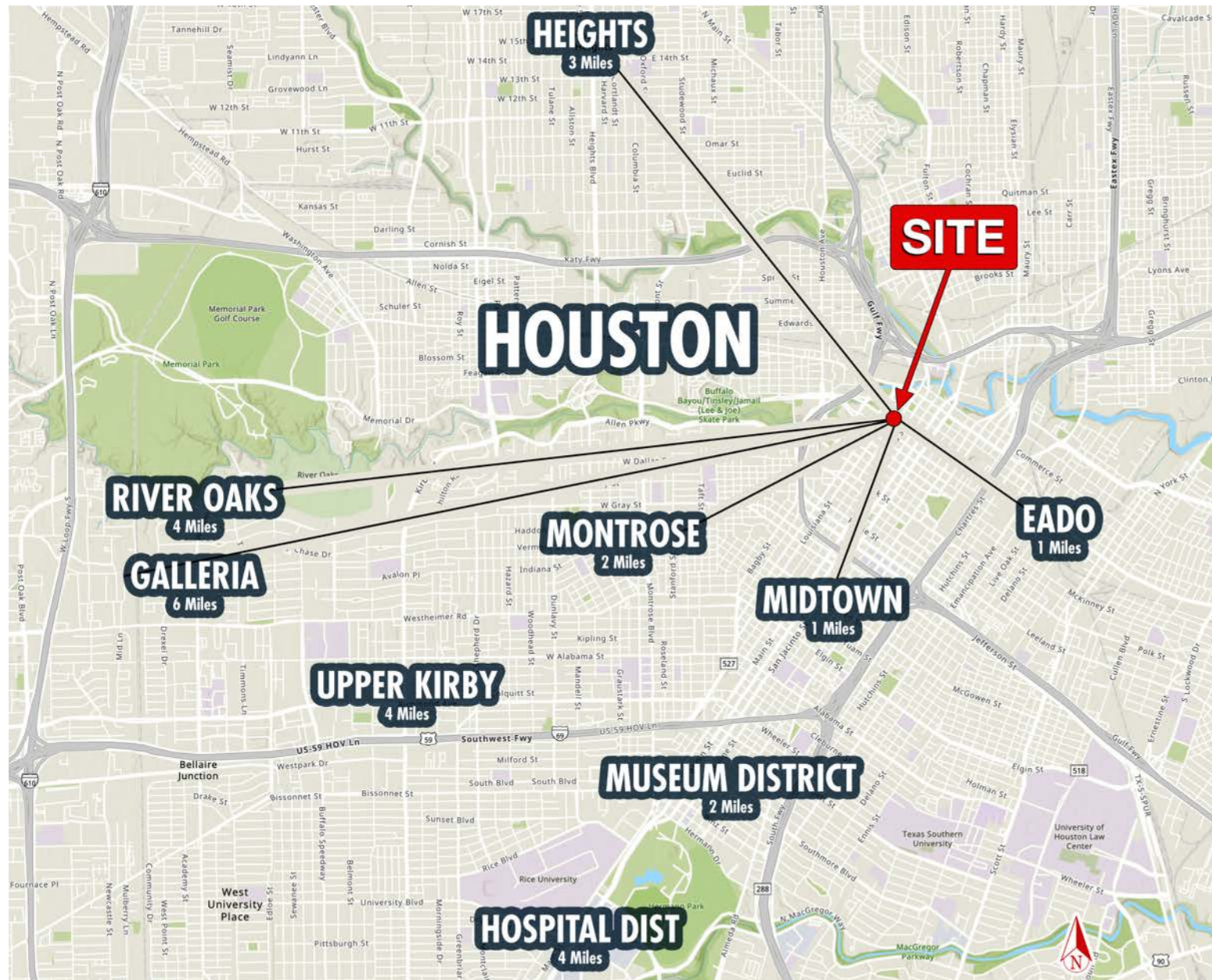




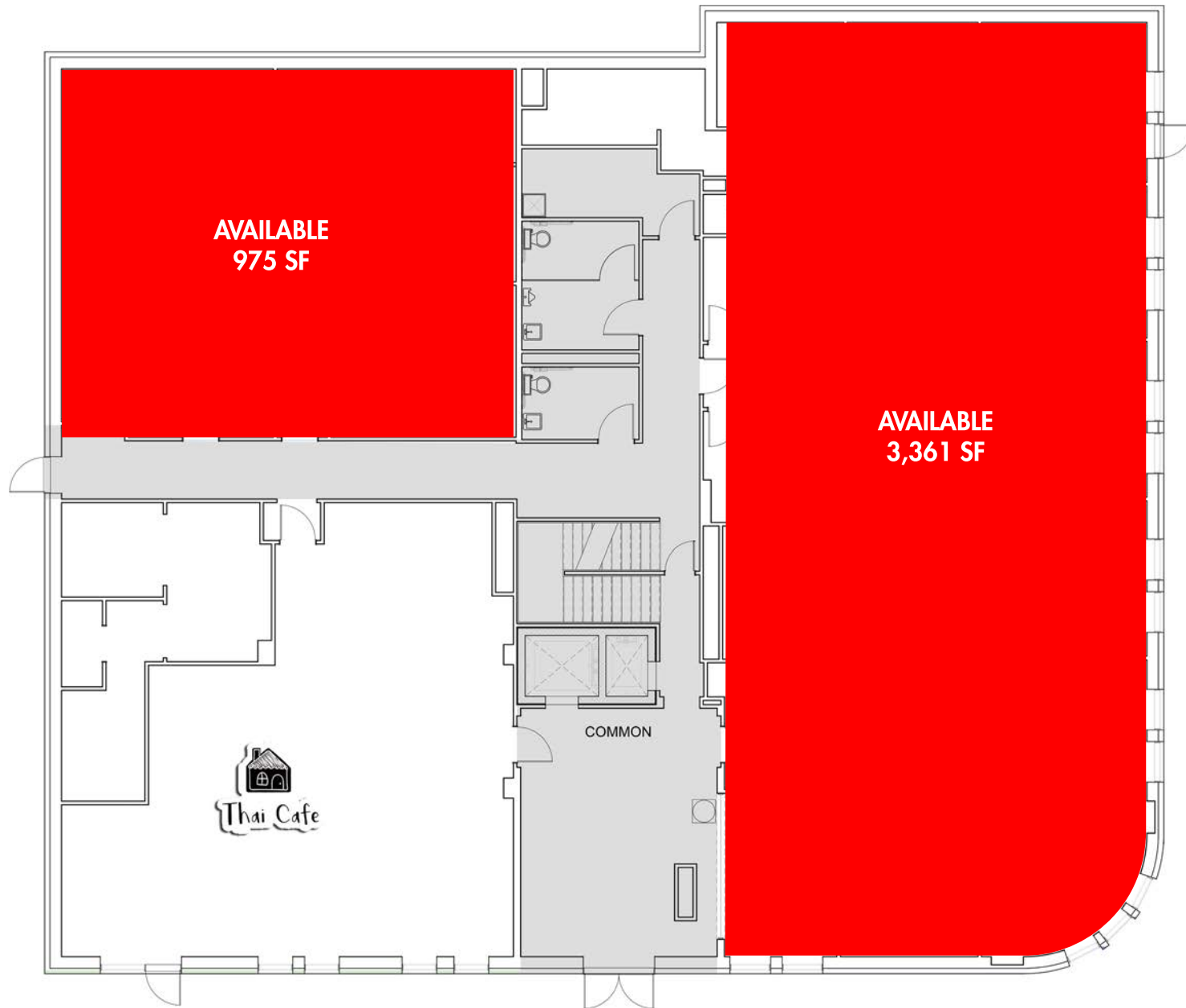
# SITE MAP

- ✓ **4<sup>th</sup>** Largest U.S. city
- ✓ 2021 Houston populations **7.21** million people
- ✓ Houston is home to **24** Fortune 500 company headquarters
- ✓ **44** Out of **113** U.S. publicly traded oil and gas companies are located in Houston
- ✓ Houston is currently growing at a rate of **0.88%** annually and its population has increased by **1.40%**
- ✓ **250** People per day were added to Houston in 2020
- ✓ Houston Theatre District ranks **2<sup>nd</sup>** in U.S. for number of seats in Downtown area

Source: This Facts and Figures provided by [houston.tx.gov](https://houston.tx.gov), [visithouston.tx.gov](https://visithouston.tx.gov)



# SITE PLAN

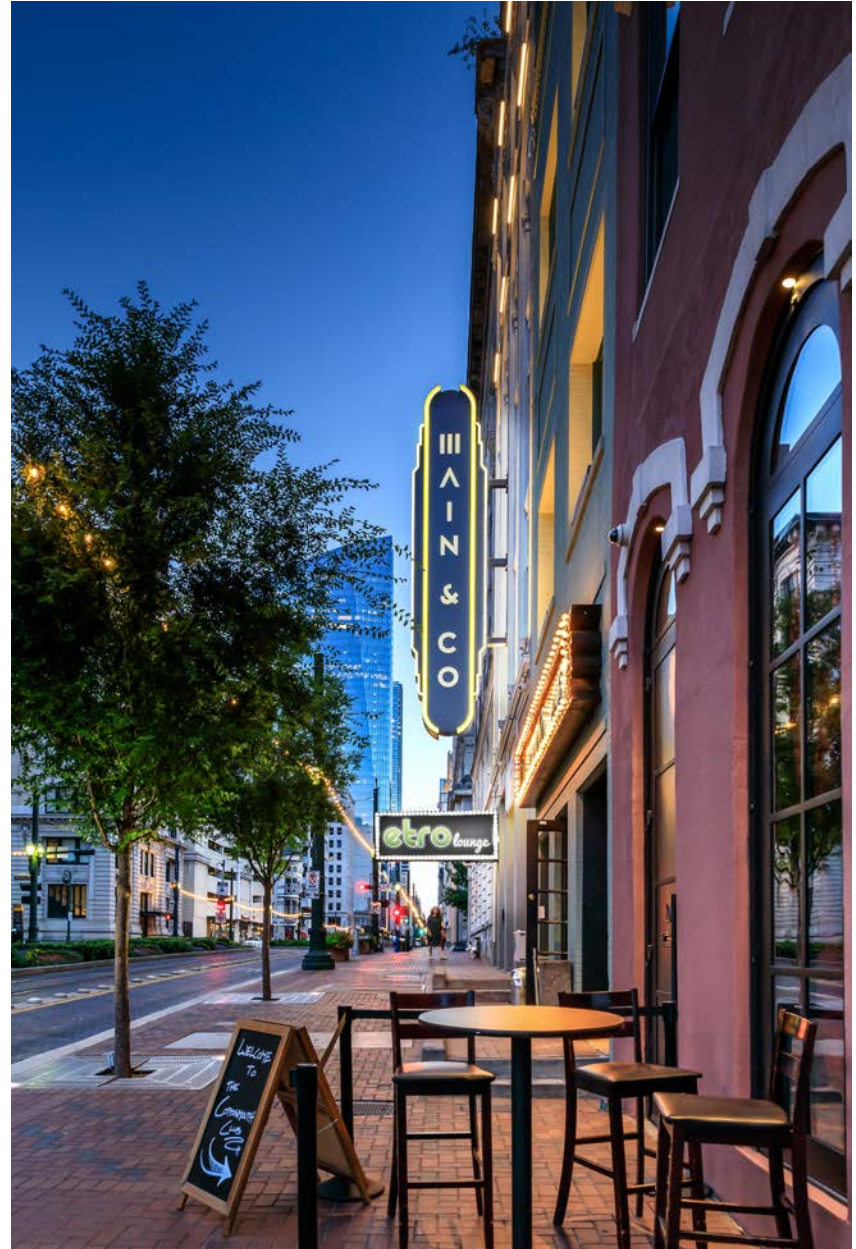


OVERALL FLOOR PLAN - LEVEL 1



# EXTERNAL PHOTOS

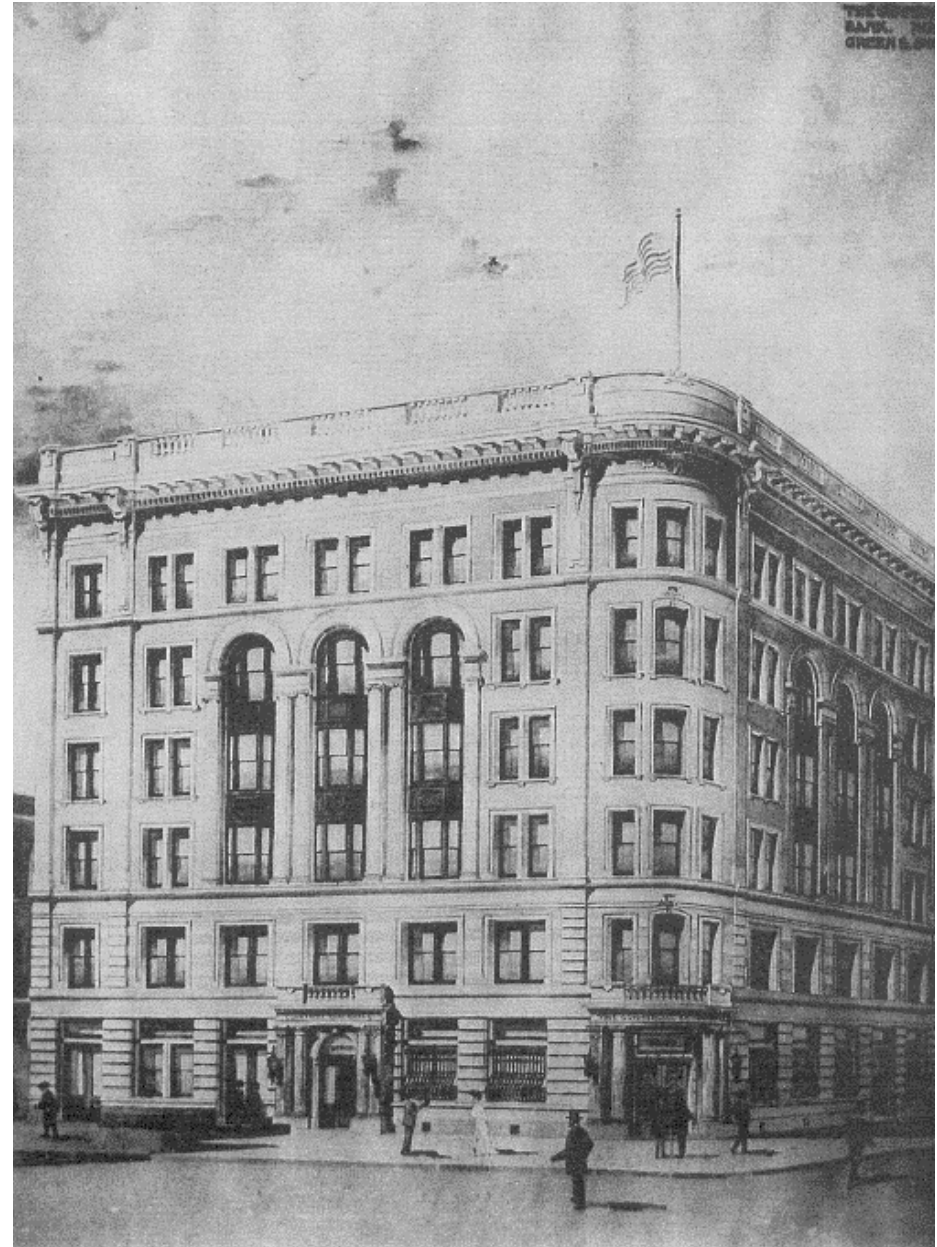
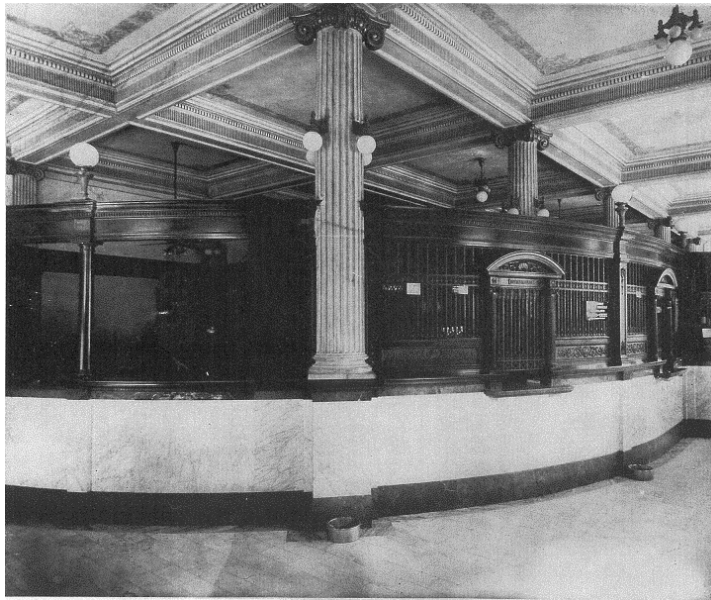
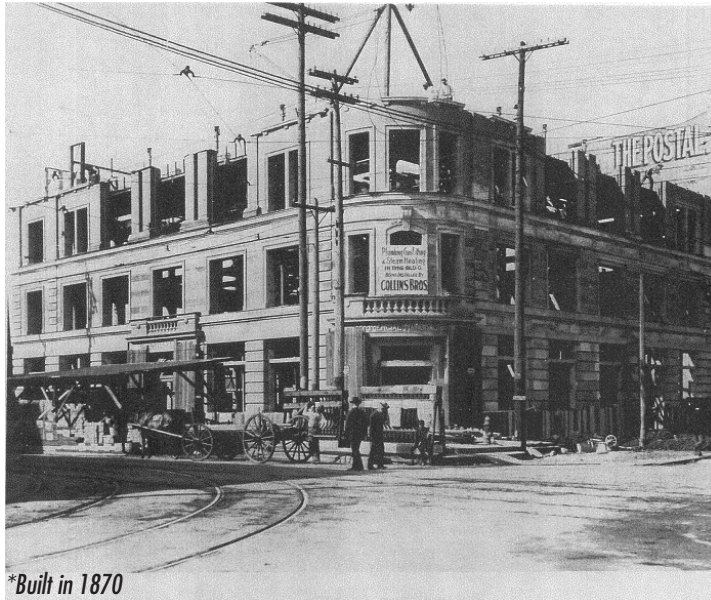
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# HISTORIC

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# SHOP<sup>COS.</sup>

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*Chris Reyes*

2500 SUMMER ST STE 3220, HOUSTON, TX 77007

CHRIS@SHOPCOMPANIES.COM

713-814-3956 (DIRECT)

832-524-1661 (MOBILE)

*Renee Kaiser*

2500 SUMMER ST STE 3220, HOUSTON, TX 77007

RENEE@SHOPCOMPANIES.COM

281-845-3112 (DIRECT)

713-301-1456 (MOBILE)

*Kendall Reynolds*

2500 SUMMER ST STE 3220, HOUSTON, TX 77007

KREYNOLDS@SHOPCOMPANIES.COM

713-574-8213 (DIRECT)

713-855-3930 (MOBILE)

MAIN & CO





# INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone